

FEE \$ 10.00

TCP \$ 408.00

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3012 Royal Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-043-73-013

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____

Subdivision Monarch Glen

Sq. Ft. of Lot / Parcel _____

Filing 2 Block 1 Lot 13

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sholtz Custom Homes

Height of Proposed Structure _____

Address 2024 Paint Pony Ct

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Jet CO 81503

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Sholtz Custom Homes

*TYPE OF HOME PROPOSED:

Address 2024 Paint Pony Ct

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip Grand Jet CO 81503

NOTES: _____

Telephone 260 8080

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District D Driveway Location Approval RAD

(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature]

Date _____

Department Approval [Signature]

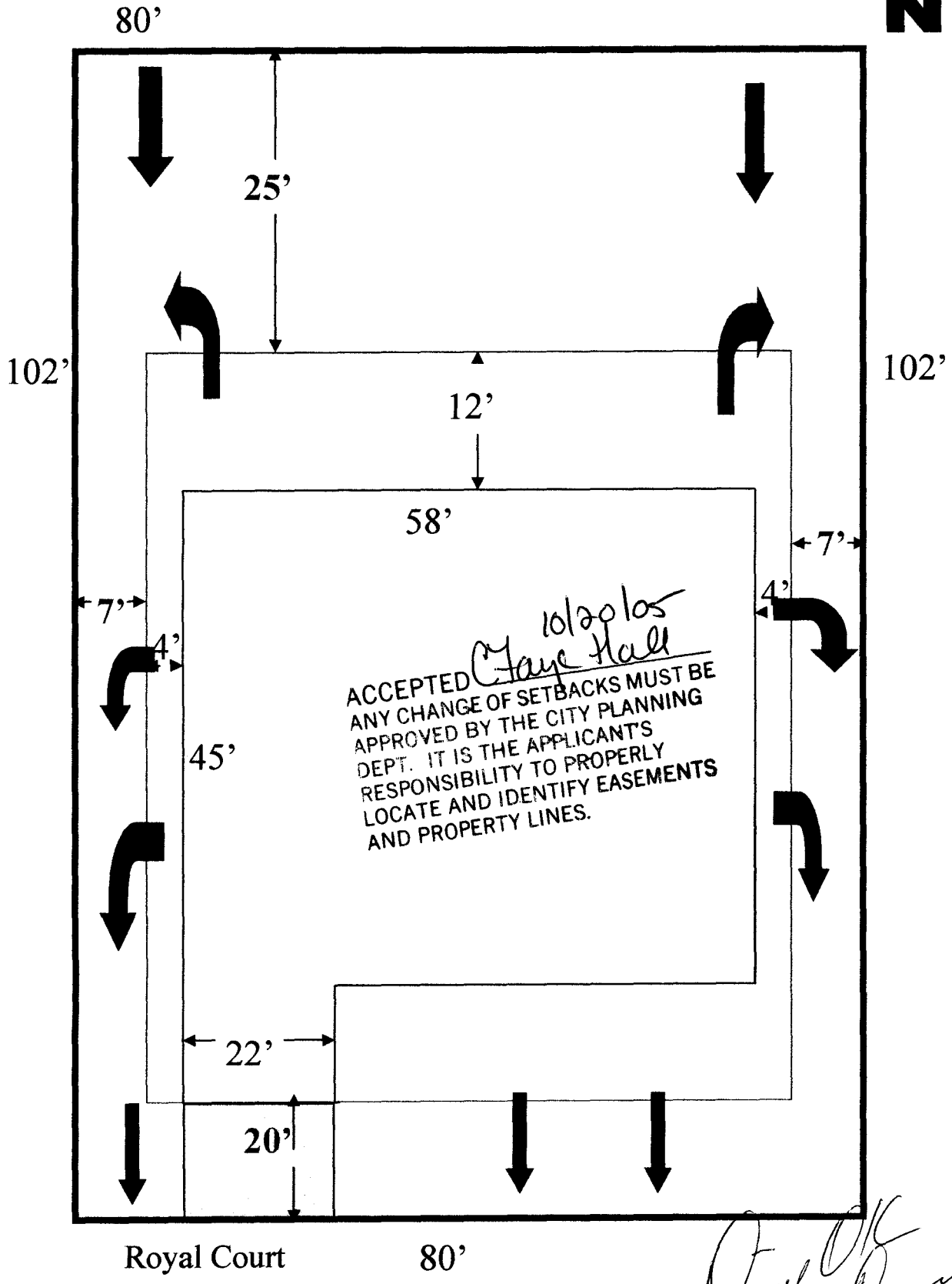
Date 10/20/05

Additional water and/or sewer tap fee(s) are required: YES / NO W/O No. 17502

Utility Accounting [Signature] Date 10/20/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3012 Royal Ct.
Lot 13 Block 1 Filing 2 Monarch Glen



ACCEPTED *Clare Hall* 10/20/05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Drawn OK
Mark Davis
10-17-05*

Drainage
Set Backs